

CITY OF
WOLVERHAMPTON
COUNCIL

Planning Committee

Tuesday, 21 March 2023

Planning application no.	22/01096/FUL	
Site	25 Oxley Moor Road, Wolverhampton, WV10 6TT	
Proposal	Erection of two, three bed detached dormer bungalows on land rear of 25 Oxley Moor Road	
Ward	Oxley;	
Applicant	Mr Andrew Bound	
Cabinet member with lead responsibility	Councillor Stephen Simkins Deputy Leader: Inclusive City Economy	
Accountable Director	Richard Lawrence, Director of Regeneration	
Originating service	Planning	
Accountable employee	Ragbir Sahota	Planning Officer
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1.0 Summary recommendation

1.1 Delegated authority to Grant, subject to signing of Unilateral Undertaking and conditions.

2.0 Application site

2.1 The site is currently an overgrown area of land situated to the rear of the property at 25 Oxley Moor Road and fronting Brunslow Close.

2.2 The area is characterised by residential properties comprising detached and semi-detached houses of differing designs.

3.0 Application details

3.1 The application proposes the erection of two, three bed detached dormer bungalows on the land rear of 25 Oxley Moor Road with the frontages and access onto Brunslow Close.

3.2 The two bungalows are of differing designs with provision for two car parking spaces and private rear amenity provided.

3.3 Planning permission has historically been given for the erection of one three bedroom bungalow which was submitted under application reference 94/1101/FP and approved on 20 December 1994.

4.0 Relevant policy documents

- 4.1 National Planning Policy Framework (NPPF). This encourages high quality design and “beautiful” buildings.
- 4.2 The Development Plan: Wolverhampton Unitary Development Plan (UDP) and the Black Country Core Strategy (BCCS).
- 4.3 UDP policy D8 “Scale - Massing” aims to ensure that proposals make a positive contribution to an area through appropriate scale buildings that do not harm people's amenities.
- 4.4 UDP policy D9 “Appearance” encourages high quality architecture, individual expression and a variety of architectural style. It is proper to reinforce local distinctiveness, but if a design is of a sufficiently high standard it will help create urban richness and diversity.
- 4.5 BCCS policy ENV3 “Design Quality” aims to deliver a successful urban renaissance through high quality design that stimulates economic, social and environmental benefits.

5.0 Publicity

- 5.1 Eight letters of objection and a 22 signature petition from 17 different households were received objecting to the proposal on the following grounds:
 - Loss of privacy and amenity
 - Disruption to neighbour amenity with the works and the coming and going of residents and visitors to the new dwellings
 - Parking concerns
 - Child safety due to increased level of traffic
 - Utilise access from Oxley Moor Road rather than Brunslow Close

6.0 Consultees

- 6.1 Transportation – No objections subject to a Construction Method Statement condition.

7.0 Legal implications

- 7.1 There are no legal implications arising from this report [SE/MH/09032023/A](#)

8.0 Appraisal

- 8.1 The area is predominantly residential in character and with planning permission for one dwelling being historically approved in 1994, the principle of residential development is accepted and the creation of two new dwellings would not be out of character with the area.
- 8.2 The design of the dwellings are single storey with dormer windows, are modest in scale and provide adequate distance between habitable windows from other residential dwellings meaning the proposal would not have an unreasonable negative impact upon

the occupiers of the neighbouring dwellings in terms of over bearing impact, privacy, or loss of light.

- 8.3 The scheme has accommodated two on-site parking spaces per dwelling to meet the required parking provision. There have been no objections regarding highway safety for the new access to the properties. Whilst parking is occurring on the road in Brunslow Close and outside the application site, residents in Brunslow Close have adequate off street parking to accommodate their private vehicles. In addition there are garages within the cul-de-sac with an additional space in front for cars to park to be clear of the carriageway and footway.
- 8.4 The concerns from residents on disruption and impact of increased vehicles on Brunslow Close and danger to child safety has been considered and there will be no significant disturbance to residents or highway safety as a result of the two additional dwellings. A condition has been recommended for the developers to provide a construction method statement so that any disruption during the construction period is limited.

9.0 Conclusion

- 9.1 The proposed bungalows would not have an unreasonable negative impact on the character of the area or result in any loss of amenity to adjacent occupiers. The design, scale and appearance of the development will respect and relate to Brunslow Close. Sufficient parking and amenity space is provided to support the proposed development. The proposal is in accordance with the approved policies in the Development Plan.

10.0 Detail recommendation

- 10.1 Delegated Authority to Grant, subject to the signing of a Unilateral Undertaking and conditions:

Unilateral Undertaking

- Cannock Chase Special Area of Conservation (SAC)

Conditions

- Details of boundary treatments
- Landscaping scheme
- Electrical vehicle charging point
- Materials
- Construction working hours
- Remove permitted development rights for extensions and outbuilding

Note for Information

Coal Mining

This report is PUBLIC
[NOT PROTECTIVELY MARKED]

